Master Plan for Sardarshahar
1983–2006

Prepared by:
THE CHIEF TOWN PLANNER
GOVERNMENT OF RAJASTHAN, JAIPUR, under
THE RAJASTHAN URBAN IMPROVEMENT ACT, 1959
ACKNOWLEDGEMENT

The following officers of the Town Planning Department assisted me in the preparation of the Master Plan for Sardarshahar.

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(C. S. Mehta)
Chief Town Planner
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Introduction

The town Sardarshahar was named after Maharaja Sardarsingh (A.D. 1851 to 1872) who built a Fort even before his accession to the throne in 1839 A.D. He built four Bazar known as Utradha, Aguna, Dakhinada and Athuna along with the Fort. It has been a Tehsil Head Quarters in erstwhile Bikaner State as well as after the formation of Rajasthan. It is an important Trade and Commerce and education centre.

Sardarshahar lies towards the north-east of Bikaner at the distance of 136 km by road on the junction of State High-way No. 6 and 7. It is directly connected to Delhi, Jaipur,
Ganganagar and Bikaner by road. The only rail link with Ratangarh was provided in 1916. As a whole Bikaner State Time,

Like in other medieval towns, the fort and main bazaars were built as a nucleus of the town. Gandhi Vidhya Mandir was established in 1959 to be on the pattern of a rural University and is fulfilling the major educational needs of the town as well as of the State. Some industrial activities have started after 1971 with the establishment of Gum Factories and Oil Mills, but there is no planned industrial complex. Sardarshahar is a comparatively new town, still its development is not very much planned, specially the roads are narrow and Kutch. The main traffic of the town moves along the road from Bus Stand to Railway Station which is quite narrow. The existing Bus Stand is located in congested area, with insufficient land. There is no regular passenger Bus Terminal for private buses. There is almost total absence of Parks and Open spaces. Medical facilities are inadequate. Unauthorised and unplanned development is taking place mostly in the north and southern fringe areas of the town. At present there is no proper drainage system in the town and waste water is collected in the east and south of the town and rain water is collected near Fort and the main Bazar.

Adequate measures are thus required to be taken to tackle these problems and promote development in a planned manner. The importance of planned development has also been emphasized in the national policy for development of small and medium towns in order to check migration to larger cities.

Government of Rajasthan has desired that Master Plan of the towns having population of more than 50,000 be prepared to ensure planned growth of such towns. In view of this the Government issued a notification of 5-9-1984, under section 3(1) of Urban Improvement Act 1959, declaring an Urban
area of Sardarshahar Town consisting of 3 revenue villages and enjoined upon the Chief Town Planner of Rajasthan to prepare a Master Plan for the said Urban Area. A copy of this notification is given as appendix-2. Accordingly the work was undertaken for preparation of Master Plan. Town Planning Department conducted various physical and Socio-economic surveys and collected the necessary data and informations and prepared a draft of the Master Plan for Sardarshahar.

This consisted of a number of drawings, illustrating the result of various studies and proposals as well as an explanatory text. The plan anticipated the needs of the town till the year 2006. The base for this plan had been the year 1983.

The Draft of the Master Plan was notified for inviting public suggestions and objections on 8-3-86. Thirty days time was allowed for filing comments, suggestions and objections. An exhibition of the drawings embodying various studies and proposals was also held during aforesaid period at Sardarshahar Municipal Board for giving adequate publicity. A brief report in Hindi was also prepared for General public. During this period only one objections/suggestion was received from an individual. This objection/suggestion was studied in detail and site inspection was also done. Beside this other concerned institutions concerning developmental activities in the town were also consulted. Appropriate revisions in view of these have been incorporated in the Land Use Plan. Final Text of the Master Plan have also been revised in view of the above facts.

This report of the Master Plan alongwith the revised Land Use Plan-2006 and other two drawings namely Urban Area 2006 and Existing Land Use-1983 has been finally prepared as required under sub-section (3) of section 5 of Rajasthan Urban Improvement Act 1959 for submission to the State
Government as required under sub section (1) of section 6 of the said Act and in token thereof I do hereby affix my signature.

September' 89

C. S. Mehta
Chief Town Planner
Rajasthan, Jaipur.

This Master Plan has been approved by the Government of Rajasthan under Section 6 (3) of the Rajasthan Urban Improvement Act, 1959 and was so notified under Section 7 of the said Act, on 21-9-89 (Refer Appendix – 3).
Existing Characteristics

A brief description of the existing conditions and pattern of developments is given in the following paragraphs to provide the necessary background for considering the future development proposals for Sardarshahar.

Sardarshahar town is located at 74°29' Longitude east and 28°26' latitude north at the height of 400m above mean Sea level. It is situated at a distance of 136 KM from Bikaner at the junction of the Dungargarh-Jhumpa State Highway No. 6 and Pallu to Ladnu State Highway No. 7. It is also connected directly with Jaipur, Bikaner, Delhi & Ganganagar. It has rail link with Ratangarh, which is at a distance of 43 Kms towards south. The climate of Sardarshahar is extremely
hot and dry, characterised by sand storms and scorching heat. Like other desert towns, there is great variation in day and night temperatures. During Summer the mean daily maximum temperature is 41.3°C where as in winter mean minimum temperature is 4.8°C. During Summer hot winds blow throughout the day but the nights are generally pleasant and cool. The average annual rainfall is about 41 cms and the average humidity is 60%. Predominant wind direction is towards north-east from May to October and towards South-east from November to February.

REGIONAL SETTING

Sardarshahar Town, the Head Quarter of the Tehsil is located centrally in Churu District. It has good links with Taranagar, Rajgarh, Ratangarh, Dungargarh and Churu towns of Churu District and Rawatsar, Hanumangarh & Ganganagar towns of Ganganagar district. It is directly connected with Jaipur, Bikaner, Delhi and Ganganagar by road. Sardarshahar Tehsil is the largest Tehsil in Churu district covering an area of 3809 sq. km.

HISTORICAL

The town was named after Maharaja Sardarsingh (1851 to 1872) who built a fort even before his accession, in 1839 A.D. He also built four Bazars known as Utradha, Aguna, Dakhimade and Athuna along with the Fort. The digging and construction of wells in various parts of this desert town as sources of drinking water, has played an important role in the growth of the town. Wells names after Kalu Khan, Meena and Siyani were constructed in the year 1843 in the northern part of the town, for the use of the roaming tribes. Subsequently people settled around these wells. Other important wells were also constructed from time to time. Jama Masjid was constructed in the year 1863 in the north of the Utradha Bazar. The Railway line which came in 1916 in Sardarshahar and Ramnagar made important additions in the development of the town. Subsequent developments were the old Ginni in the west and Arjun club in the east of the town. In the year 1930 A.D. when Ganga Golden Jubilee was
celebrated, the area under Talai was donated to Mahant Prasram, with the condition that it would be kept as an open space. Rapid development took place after Independence when Gandhi Vidya Mandir was established in 1950 on the eastern fringe of the town. Electricity came in 1960, Bikaner bye-pass was constructed in the year 1965 and some industrial units were established between 1971-1981. Large areas under residential use were also added during this period.

Future growth of the town is expected towards south upto the Bikaner bye-pass and north along the Ravatsar Road. The area falling between the existing town and the Gandhi Vidhyaa Mandir is also ripe for future development.

The study of population growth of Sardarshahar town reveals that ever since 1901 the population has been increasing in every decade. Even during 1911-1921, when in all other places a declining rate was observed. The growth rate has been lowest i.e. 2.8% in 1941-51 due to partition of the country when large number of persons immigrated. During 1951-61 and 1961-71 the growth rate of the town has been about 20% but it increased to 47% in 1971-81 which is attributed to the return of many Marwaris from Assam and elsewhere. The population of Sardarshahar was 56388 according to 1981 census. Table-1 gives the growth of population of the town, since 1901.

TABLE: 1

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Variation</th>
<th>%age Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1901</td>
<td>10,052</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>1911</td>
<td>12,375</td>
<td>2,323</td>
<td>23.11</td>
</tr>
<tr>
<td>1921</td>
<td>14,348</td>
<td>1,973</td>
<td>15.94</td>
</tr>
<tr>
<td>1931</td>
<td>19,407</td>
<td>5,059</td>
<td>35.26</td>
</tr>
<tr>
<td>1941</td>
<td>26,048</td>
<td>6,641</td>
<td>34.22</td>
</tr>
<tr>
<td>1951</td>
<td>26,668</td>
<td>620</td>
<td>2.38</td>
</tr>
<tr>
<td>1961</td>
<td>32,072</td>
<td>5,404</td>
<td>20.26</td>
</tr>
<tr>
<td>1971</td>
<td>38,346</td>
<td>6,274</td>
<td>19.56</td>
</tr>
<tr>
<td>1981</td>
<td>56,388</td>
<td>18,042</td>
<td>47.05</td>
</tr>
</tbody>
</table>

Source: Census of India.
OCCUPATIONAL STRUCTURE

According to 1981 census the participation ratio in Sardarsahar was 24.12%, which increased by about 3% in comparison to 1971. Out of the total working force, about 21% were employed in Primary sector, 22% in Secondary sector and about 57% in the Tertiary sector. Being the centre of Trade & Commercial activities, the highest percentage i.e. 24.6% of the total workers were engaged in this sector. Next important activity is other services where 27.5% of the total workers were found to be engaged. The third important activity of the town is industrial activity where 15.6% of the total workers are employed. Table-2 gives the occupational structure of Sardarsahar town for 1971-1981.

TABLE 2


<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Occupation</th>
<th>1971</th>
<th>%age</th>
<th>1981</th>
<th>%age</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Cultivators</td>
<td>1748</td>
<td>21.27</td>
<td>1496</td>
<td>11.0</td>
</tr>
<tr>
<td>2.</td>
<td>Agricultural Labourers</td>
<td>422</td>
<td>5.14</td>
<td>1129</td>
<td>8.0</td>
</tr>
<tr>
<td>3.</td>
<td>Live Stocks</td>
<td>45</td>
<td>0.55</td>
<td>136</td>
<td>1.0</td>
</tr>
<tr>
<td>4.</td>
<td>Mining Quarrying and allied activies</td>
<td>7</td>
<td>0.08</td>
<td>82</td>
<td>0.6</td>
</tr>
<tr>
<td>5.</td>
<td>(a) Household Industry</td>
<td>563</td>
<td>6.85</td>
<td>789</td>
<td>5.8</td>
</tr>
<tr>
<td></td>
<td>(b) Other than house-hold Industry</td>
<td>1071</td>
<td>13.04</td>
<td>1334</td>
<td>9.8</td>
</tr>
<tr>
<td>6.</td>
<td>Construction</td>
<td>414</td>
<td>5.04</td>
<td>843</td>
<td>6.2</td>
</tr>
<tr>
<td>7.</td>
<td>Trade &amp; Commerce</td>
<td>1838</td>
<td>22.37</td>
<td>3345</td>
<td>24.6</td>
</tr>
<tr>
<td>8.</td>
<td>Transportation</td>
<td>257</td>
<td>3.13</td>
<td>707</td>
<td>5.2</td>
</tr>
<tr>
<td>9.</td>
<td>Other Services</td>
<td>1851</td>
<td>22.53</td>
<td>3740</td>
<td>27.5</td>
</tr>
</tbody>
</table>

Total workers 8216 100.00 13601 100.00

Source: Census of India 1971-81.

EXISTING LAND USE

The Municipal limit of Sardarsahar town encompasses an area of about 1380 acres, out of which 1164 acres i.e. 84 per-
cent is developed. The remaining land is vacant and mainly sandy. The out growth has taken place in the east due to establishment of a state level specialised educational institution known as Gandhi Vidyaya Mandir. About 81% of developed urban area is under Residential use which is higher in comparison to other towns. There is lack of industrial & commercial area, and parks and other community facilities.

**TABLE : 3**

**Existing Land Use—Sardarshahar—1983**

<table>
<thead>
<tr>
<th>S.No</th>
<th>Use</th>
<th>Area in Acres</th>
<th>%age Developed Area</th>
<th>%age of Urbanised area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential</td>
<td>952.00</td>
<td>81.80</td>
<td>38.50</td>
</tr>
<tr>
<td>2.</td>
<td>Commercial</td>
<td>10.37</td>
<td>0.89</td>
<td>0.41</td>
</tr>
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<td>3.</td>
<td>Industrial</td>
<td>17.87</td>
<td>1.53</td>
<td>0.72</td>
</tr>
<tr>
<td>4.</td>
<td>Governmental</td>
<td>1.25</td>
<td>0.10</td>
<td>0.05</td>
</tr>
<tr>
<td>5.</td>
<td>Recreational</td>
<td>40.87</td>
<td>3.51</td>
<td>1.65</td>
</tr>
<tr>
<td>6.</td>
<td>Public &amp; Semi-public</td>
<td>39.11</td>
<td>5.07</td>
<td>2.39</td>
</tr>
<tr>
<td>7.</td>
<td>Circulation</td>
<td>82.53</td>
<td>7.10</td>
<td>3.33</td>
</tr>
<tr>
<td></td>
<td>Developed Area</td>
<td>1164.00</td>
<td>100.00</td>
<td>47.05</td>
</tr>
<tr>
<td>8.</td>
<td>Agricultural</td>
<td>24.00</td>
<td></td>
<td>0.97</td>
</tr>
<tr>
<td>9.</td>
<td>Vacant Land</td>
<td>92.38</td>
<td></td>
<td>3.73</td>
</tr>
<tr>
<td>10.</td>
<td>Tanks &amp; Nallas</td>
<td>2.62</td>
<td></td>
<td>0.10</td>
</tr>
<tr>
<td>11.</td>
<td>Gandhi Vidyaya Mandir</td>
<td>1190.00</td>
<td></td>
<td>48.15</td>
</tr>
<tr>
<td></td>
<td>Urbanised Area</td>
<td>2473.00</td>
<td></td>
<td>100.00</td>
</tr>
</tbody>
</table>

*Source: T. P. D. Survey.*

The Municipal area of Sardarshahar town has been divided into 24 wards of different sizes. There are marked differences in residential densities in different wards. Higher density areas are near the Fort in ward No. 10,12,13,15, and 19 in its eastern and northern sides where gross residential density varies from 100 to 217 persons per acre.
The gross residential density varies from 50 to 100 persons per acre on either side of the road from Fort to Railway Station and wards No. 5, 8, 9, 11 and 14. Lower density of less than 50 persons per acre is in the peripheral areas of the town, which are still in the process of development.

There is no Kutchi Bastee in Sardarshahr. However, some unauthorised constructions of houses in Northern and Southern fringe areas have taken place in the last few years which are partly katcha and partly pucca.

**COMMERCIAL**

Most of the business transactions both wholesale & retail, take place mainly around the Clock Tower in Aghuna, Athuna, Utradha & Dukhindhada markets. Aghuna & Athuna markets are spread right from fort area up to Talai on both the sides of the road. Similarly Utradha market is spread from Clock Tower to Lohar Bazar in a linear pattern where Subji mandi is also located. Timber trade is the most important activity in the town, though there is no specific market for it. A number of shops like restaurants, tea shops, auto repairs & general merchandise have come up near railway station & the new bus stand area. Organised wholesale markets, warehouses and godowns are lacking in Sardarshahr.

Three most important commodities that are first collected and then marketed out of the town are Gram, pulses, gum and paper. Cloth, timber and copper are main commodities that are brought here from outside for wholesale business.

**INDUSTRIAL**

Like most of the other towns of Churu district, Sardarshahr is also industrially undeveloped. The total number of industrial workers were 2123 persons as per 1981 census which constitute 15.6% of the total working force. The area under industrial use is 1787 acres i.e. 1.3% of the total developed area. There is no large and medium scale industry in Sardarshahr. Only small scale industries such as gum factory, dal & oil mills exist. These are located along the Railway line and near railway station.
Sardarshahar Town had been an administrative unit under Bikaner State. It is presently a Tehsil and Block Head Quarter. Tehsil level offices have been provided in the Town. At present there are about 11 offices functioning in Sardarshahar town. Out of which 7 are State Govt. offices, 2 are Semi-Govt. offices and Two Local body offices, covering an area of about 1.25 acres.

Administrative and Judicial offices are located in and around the fort. The P.W.D., R.S.E.B. and P.H.E.D. offices are located near the Railway Station and B.D.O. office is located at Ratangarh road outside the Developed area. Out of the total offices, 75% offices have their own buildings. The total employees under Govt. & Semi Govt. are 470 which is 3.7% of total workers.

The town has very few organised parks & open spaces. There are only three parks namely Nehru Public Park and Rani Sati park near Talai and Tantia Park near Tantia well. These are very small and inadequate. Talai land is the only big open space in Sardarshahar where cultural & Social activities and seasonal games are held. Total area under this use is about 41 acres which is 3.5% of the total developed area.

Sardarshahar is an important educational centre of the region. The total number of Schools in Sardarshahar town are 33. Out of this 19 are Primary schools, 6 Middle schools and 8 Secondary & Higher Secondary schools. Besides, there is one M.Ed College, one post-graduate college and one Ayurvedic college, all are located in Gandhi Vidhyarthi Mandir. The table No. 4 shows the Educational Structure upto secondary & Higher Secondary level.
**TABLE : 4**

Educational Structure—Sardarshahr—1982-83

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Standard/Class</th>
<th>Age Group (years)</th>
<th>Total School age children</th>
<th>Enrollment in school</th>
<th>% age of school going children</th>
<th>No. of Units</th>
<th>Average No. of Students in each school</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Primary School (I-V)</td>
<td>6-11</td>
<td>11,484</td>
<td>4536</td>
<td>39.5</td>
<td>19</td>
<td>236</td>
</tr>
<tr>
<td>2.</td>
<td>Middle School (VI-VIII)</td>
<td>12-14</td>
<td>4,185</td>
<td>1711</td>
<td>40.9</td>
<td>6</td>
<td>285</td>
</tr>
<tr>
<td>3.</td>
<td>Secondary &amp; Higher Secondary (IX-XI)</td>
<td>15-17</td>
<td>5,764</td>
<td>1331</td>
<td>23.1</td>
<td>3</td>
<td>166</td>
</tr>
</tbody>
</table>

(Source: Distt. Education Officer—Churu)
From the above table it is clear that the proportion of school-going children to total school age population in 6-11 year age-group, is quite low i.e. about 40% in spite of the compulsory free education up to primary school level and that Sardashtgar is an important educational centre. The same percentage is for middle school level, which further falls to 23% at Higher Secondary school level.

Total existing area under Educational use is 15 acres which is 1.4% of the Developed area.

There is only one general hospital namely Seth Chhotu Lal Sethia Hospital with a capacity of 50 beds. There is also an eye hospital. Both of these are located on Railway Station road near Talai. An ayurvedic dispensary is located near Bhanurudanji well and one ayurvedic hospital is attached with Ayurvedic College in Gandhi Vidhya Mandir. A Veterinary Hospital is located near Dugar Secondary School. Above medical facilities are inadequate for the present population of the town. Total area covered under Medical use is 2 acres.

There are only three Cinema halls namely Vijay, Payal and Laxmi. All the three cinema halls are located near Talai, one of these is not running. There are three public libraries namely public library in Utrada Bazar, Mandi Sewa Mandal Library in Athuna Bazar and Jai Swetamber Terapenth Pustakalya near Clock Tower. The town has one club known as Arjun Club but it is not functioning. There is also one vyayamshala located near Talai.

Cremation grounds are located near Police station, Gaushala and Ausanian Mandir. There is also one grave yard near Gaushala.

The main source of drinking water supply is from 8 Tube wells & 4 open wells. There are two overhead tanks of one lac gallon capacity each. One is situated near Jama Masjid with
main pumping station, another near Subedar well. The water supply for Gandhi Vidhyu Mandir is maintained separately through three open wells. The water supply from all the sources come to 4720 Kilo Litres (10.4 lacs gallon) per day, 3450 Kilo litres (7.6 lacs gallons) from water works and 1270 Kilo litres (2.8 lacs gallons) from Gandhi Vidhyu Mandir. The present per capita supply of water for domestic use is about 80 litres (18 gallons) per day, which is low as compared to the standard requirement.

Sewerage and Drainage  Sardarshahar does not have any underground sewerage system. Out of 7579 occupied residential houses only 350 house have water born latrines, and there are 2200 dry latrines. Thus only 33.64% of total house-holds have some type of latrines. The method of disposal of night-soil is by head load and cart load. The town has open drainage system in some part. The waste water is discharged in the ginni in the southwest of the town, out side municipal limits near junction of Railway line and Bikaner road, through a pipe line. Sewerage and drainage needs an urgent attention of the authorities.

POWER  Sardarshahar is connected by 33 KV line from Ratangarh. The power is supplied from Chambal as well as from Bhakra Nangal Grid. The Electricity is supplied in the town by three 11 KV High Tension lines. One 132 KV line passes through the Gandhi Vidhyu Mandir Area without touching the town. The total daily consumption of power in the town under different uses is about 4506113 Kwh. Out of 22.19% is consumed under Domestic use.

CIRCULATION  The town is well connected by roads with its hinterland and other important towns of the State. It is situated at the junction of State Highway No. 6 running from Dungar to Jhumpa and State Highway No. 7 running from Ladnu to Palu. It is directly connected with Delhi, Jaipur, Ganganagar and Bikaner by road.
The roads inside the town are narrow and zig-zag and do not follow any pattern. Road, from Bus-stand to Railway-Station which passes through the markets, is the main road of the town carrying most of the town traffic. The width of the road varies from 15 ft. to 50 ft. The next important road is from Fort to Ratangarh road crossing with a width of 20-50'. Most of the roads are unmetalled except the main ones.

At present the bus-stand is located in a congested area with insufficient space. Bus depot is located little away in front of Police Thana. There is no organised Truck Terminal in Sardarshahar. The trucks are parked on Ratangarh Road in a haphazard manner. The heavy vehicular traffic does not enter the city.

Sardarshahar is connected by Railway line with Ratangarh only and there is only one passenger train between these two Railway Stations. The Railway station is on the western edge of the town.
Plan Objectives and Projections

A town is a living organism. In this part of the State a town's growth and development depends largely on future scope of growth of economic activities, availability of adequate water, power and transportation facilities and regional level facilities of education, medical and health etc. A spurt in trade and commerce in Sardarshahar has contributed to its growth in the last decade but due to its weak local financial stringencies and lack of public education and participation, the physical environment of the town is deteriorating. Slums, haphazard growth, mixed land uses, poor drainage conditions, traffic congestions and bottle-neck etc. have already affected the
living and working environment of the town. The aim of planning is, therefore, to minimise these problems and create a healthy living environment with proper work-place relationship and easily accessible recreational and community facility. The Master Plan for Sardarshahar should, therefore, attempt to overcome the existing physical problems and meet the socio-economic requirements of its people. It should also ensure planned and organised growth in future, meeting its development requirements of housing, community facility, services, trade & commerce, industrial employment and other projected requirements of the plan period so that Sardarshahar develops into a better place to live and work.

Sardarshahar is an important town of Churu district and shall continue to be an important educational and trade & commercial centre. The incentives being provided by the Government for industrial development in Churu and other districts may invite more industrial investments in this town that would, in-turn, help in faster industrial growth of the town.

The Master Plan for Sardarshahar has, therefore, to take care of the following aspects to ensure its planned growth in future:

1. Commercial activities should be distributed so as to avoid frequent visits to old city commercial centre. New commercial centres should be developed at appropriate locations to serve new residential areas. This will help in relieving the congestion in the old city commercial centre.

2. Government and Semi-Government offices should be located in selected organised complex. These areas should be directly accessible by Major roads.

3. Industrial areas should be developed taking due care of the polluting effects of industrial establishment. Convenient transport and communication facilities like railway and
through roads, ware-houses and godowns, truck parking facilities etc. should be preferably available to the industries for their efficient functioning and faster growth.

An hierarchical circulation pattern is to be developed so as to make optimum use of different type of roads and streets in the town. Land Use Plan and Transportation Plan should function as complementary to each other. The regional net-work of roads has to be taken due care of ensuring free flow of regional traffic by-passing the town.

While developing new residential areas, proper relationship between the old and new development will have to be maintained both spatially and socially. Disparities in residential densities should be narrowed down. Community facilities, public utilities and services should be rationally distributed in the entire urban area according to the pattern of residential densities and accepted town planning norms and practice. Recreational facilities at the town and local levels should be well distributed.

A Peripheral Control Belt shall need to be provided all around the urbanisable limits in order to check any tendency of haphazard growth on peripheral areas of the town or ribbon development along highways. Development in rural settlements within the peripheral belt will be controlled.

For homogeneous growth of the town and efficient utilisation of facilities etc. the proposed developed area should be divided into various sectors, each of which would be more or less self contained in the matters of living areas, shopping, educational, medical, recreational and other community facilities. Detailed Plans should then be prepared for each such sector as a follow-up action.

As per Census classification of 1981, Sardarshahar is a Class-II town with a population 56,000, it's decennial growth rate since 1901 has varied between 16% to 35%, except in the decade...
1941-51, when it was only 2.4% and in the decade 1971-81 when it rose to an all-time high of 47%. The lowest figure of 2.4% was due to partition and the highest figure of 47% is due to large-scale home-coming of local Marwaris from Assam and revival of economic activities in general. Table No. 5 gives population projection of the town for the Plan period 1981 to 2006 A.D. which is based on the past trend and potentialities of future growth of the town. It is assumed that the percentage of home-coming local people who have settled outside in business or other activities would come down. This is taken as 30% for the decade 1981-91, 20% for the decade 1991-2001 and 10% for the subsequent five years. Thus, it is estimated that population of Sardarshahar town by 2006 A.D. will be about 1.25 lacs. This has taken into account both the components of population growth i.e. natural increase and migration factor.

**TABLE : 5**

Population Growth Trends and Projections—Sardarshahar

<table>
<thead>
<tr>
<th>Year</th>
<th>Persons</th>
<th>%age Variation</th>
<th>Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1901</td>
<td>10,932</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>1911</td>
<td>12,375</td>
<td>23.11</td>
<td>2,323</td>
</tr>
<tr>
<td>1921</td>
<td>14,348</td>
<td>15.94</td>
<td>1,973</td>
</tr>
<tr>
<td>1931</td>
<td>19,407</td>
<td>35.26</td>
<td>5,059</td>
</tr>
<tr>
<td>1941</td>
<td>26,048</td>
<td>34.22</td>
<td>6,641</td>
</tr>
<tr>
<td>1951</td>
<td>26,568</td>
<td>2.38</td>
<td>620</td>
</tr>
<tr>
<td>1951</td>
<td>32,072</td>
<td>20.26</td>
<td>5,404</td>
</tr>
<tr>
<td>1971</td>
<td>38,346</td>
<td>19.56</td>
<td>6,274</td>
</tr>
<tr>
<td>1981</td>
<td>56,388</td>
<td>47.05</td>
<td>18,042</td>
</tr>
<tr>
<td>1991</td>
<td>79,507</td>
<td>41.0</td>
<td>23,119</td>
</tr>
<tr>
<td>2001</td>
<td>1,07,930</td>
<td>36.0</td>
<td>28,423</td>
</tr>
<tr>
<td>2006</td>
<td>1,25,000</td>
<td>16.0</td>
<td>17,070</td>
</tr>
</tbody>
</table>

(Source: Census of India—1981 & T.P.O. estimates)
The proposed occupational structure for the town has been worked out on the basis of past trends, existing demographic characteristics and growth potentials of various economic activities. A comparative study and analysis of similar sizes and nature of towns of Rajasthan has also been done. It is estimated that by the year 2006 Sardanshahar shall have a participation rate of 35%.

While projecting the occupational structure for the town, it is assumed that Sardanshahar shall continue to be an important trade, commerce and educational centre of the region. In the industrial sector it is expected that about 22% of the total workers will be employed. Employment in primary sector will decline in future and it is expected that only about 12% of the total workers will be engaged in this sector. The table No. 6 gives the distribution of workers in various occupations in the year 1971, 1981 and the horizon year 2006.


**TABLE : 6**

Occupational Structure—Sardarshahr – 2006 A.D.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Workers</td>
<td>% age</td>
<td>Workers</td>
<td>% age</td>
<td>Workers</td>
<td>% age</td>
</tr>
<tr>
<td>1.</td>
<td>Agriculture</td>
<td>2215</td>
<td>26.96</td>
<td>2,761</td>
<td>20.30</td>
<td>5,250</td>
<td>12.00</td>
</tr>
<tr>
<td>2.</td>
<td>Mining &amp; Allied Activities</td>
<td>7</td>
<td>0.08</td>
<td>82</td>
<td>0.60</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>3.</td>
<td>Industries :</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) House hold</td>
<td>563</td>
<td>6.85</td>
<td>789</td>
<td>5.80</td>
<td>2,625</td>
<td>6.00</td>
</tr>
<tr>
<td></td>
<td>(b) Manufacturing</td>
<td>1,071</td>
<td>13.04</td>
<td>1,334</td>
<td>9.80</td>
<td>7,000</td>
<td>16.00</td>
</tr>
<tr>
<td>4.</td>
<td>Construction</td>
<td>414</td>
<td>3.04</td>
<td>843</td>
<td>6.20</td>
<td>3,500</td>
<td>8.00</td>
</tr>
<tr>
<td>5.</td>
<td>Trade &amp; Commerce</td>
<td>1,838</td>
<td>22.37</td>
<td>3,345</td>
<td>24.60</td>
<td>11,375</td>
<td>26.00</td>
</tr>
<tr>
<td>6.</td>
<td>Transport &amp; Communications</td>
<td>257</td>
<td>3.13</td>
<td>707</td>
<td>5.20</td>
<td>2,625</td>
<td>6.00</td>
</tr>
<tr>
<td>7.</td>
<td>Other Services</td>
<td>1,851</td>
<td>22.53</td>
<td>3,740</td>
<td>27.50</td>
<td>11,375</td>
<td>26.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>8216</strong></td>
<td><strong>100.00</strong></td>
<td><strong>13,601</strong></td>
<td><strong>100.00</strong></td>
<td><strong>43,750</strong></td>
<td><strong>100.00</strong></td>
</tr>
</tbody>
</table>

(Source : Census of India 1971 & 1981 & T.P.O. Estimates)
Land Use Plan

The Master Plan of Sardarshahar has been evolved on the basis of informations collected from various physical and socio-economic surveys and study of existing pattern of development, trends in growth rate, economic structure, traffic pattern and direction of growth of the town. These studies provide the basic frame-work for the plan preparation, on the basis of which standards have been formulated and strategy for future development has been evolved. The proposals for future pattern of development has been spatially reflected in the Land Use Plan, which has been prepared for the horizon year 2096. The Land Use Plan for Urban Area of Sardarshahar has been conceived to find appropriate solutions for entire range of inter-related complex urban problems. It aims at balanced and integrated development of the entire notified
urban area and provides guidelines for future growth of the town. It has been kept in scale with socio-economic needs of its citizens. The Plan shall thus serve as a guideline for planned development of the town in future.

**URBANISABLE AREA**

Sardarshahar town may grow from 56,000 in 1981 to 1,25,000 in 2006. This means additional land has to be found to accommodate new population equivalent to about the size of the present town. Besides, provision will have to be made for industrial area, wholesale mandi yard, new bus-stand and depot, community facilities and parks & open spaces. It is estimated that in order to provide adequate housing facilities with necessary infra-structure & work places supplemented with efficient transport net work, a total of about 4050 acres of land will be required for urban purpose by 2006 A.D.

The future extent of urban area has been decided considering directions of growth of the town, area suitable for development, government land availability, distribution of agricultural and non-agricultural land, physical barriers like railway line, sandy ribbas and high tension lines etc. It is expected that the town will grow towards the north, east & south directions. It was not found desirable to propose major development towards western side due to sandy ribbas and railway line. The limits of the proposed urbanised area are the Gandhi Vidiya Mandir Estate in the east, State Highway No. 6 in the south, existing and proposed railway line and Ramnagar bas settlement in the west and proposed arterial road in the north. Table No. 7 gives the pattern of the land use for 2006 in the Land Use Plan.
TABLE 7

Proposed Land Use—Sardarshahar—2006

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Use</th>
<th>Area in Acres</th>
<th>%age of Developed Area</th>
<th>%age of Urbanisable Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential</td>
<td>1,775</td>
<td>60.0</td>
<td>44.0</td>
</tr>
<tr>
<td>2.</td>
<td>Commercial</td>
<td>163</td>
<td>6.0</td>
<td>4.0</td>
</tr>
<tr>
<td>3.</td>
<td>Industrial</td>
<td>196</td>
<td>7.0</td>
<td>5.0</td>
</tr>
<tr>
<td>4.</td>
<td>Governmental</td>
<td>32</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td>5.</td>
<td>Recreational</td>
<td>268</td>
<td>9.0</td>
<td>7.0</td>
</tr>
<tr>
<td>6.</td>
<td>Public &amp; Semi-public</td>
<td>140</td>
<td>5.0</td>
<td>3.0</td>
</tr>
<tr>
<td>7.</td>
<td>Circulation</td>
<td>361</td>
<td>12.0</td>
<td>9.0</td>
</tr>
<tr>
<td></td>
<td>Developed Area</td>
<td>2,935</td>
<td>100.00</td>
<td>73.0</td>
</tr>
<tr>
<td>8.</td>
<td>Reservations</td>
<td>175</td>
<td></td>
<td>4.0</td>
</tr>
<tr>
<td>9.</td>
<td>Gandhi Vidyaya Mandir Area</td>
<td>940</td>
<td></td>
<td>23.0</td>
</tr>
<tr>
<td></td>
<td>Urbanisable Area</td>
<td>4050</td>
<td></td>
<td>100.00</td>
</tr>
</tbody>
</table>

Source: Town Planning Deptt, Estimates.

The proposed developed area of Sardarshahar has been divided into Three Zones/Sectors, each to function as more or less a self-contained community in the matters of housing, shopping, recreational, other community facilities and services. Gandhi Vidyaya Mandir which has a vast area under it for special educational purpose shall function as an independent Sector with necessary facilities required for the institutional population.

The proposed developed area and Gandhi Vidyaya Mandir will be enveloped all around by a peripheral control belt to control developments in the surrounding village settlements and developments along Highways.

PLANNING ZONES/SECTORS
TABLE : 8
Planning Zones/Sectors—Sardarshahar—2006

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Planning Sectors/ Zones</th>
<th>Area in Acres</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Central Sector/Zone</td>
<td>1,180</td>
<td>57,000</td>
</tr>
<tr>
<td>B.</td>
<td>Northern Sector/Zone</td>
<td>1,130</td>
<td>35,000</td>
</tr>
<tr>
<td>C.</td>
<td>Southern Sector/Zone</td>
<td>860</td>
<td>28,000</td>
</tr>
<tr>
<td>D.</td>
<td>Gandhi Vidhya Mandir Sector/Zone</td>
<td>940</td>
<td>5,000</td>
</tr>
<tr>
<td></td>
<td>Urbanisable Area</td>
<td>4,050</td>
<td>1,25,000</td>
</tr>
<tr>
<td>E.</td>
<td>Peripheral Control Zone</td>
<td>12,420</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Urban Area</td>
<td>16,470</td>
<td></td>
</tr>
</tbody>
</table>

The limit of each Zone/Sector are indicated on the Urban Area Map which also shows the revenue boundaries, the existing developed area and the limits of the proposed development by 2006 A.D. This map also shows the limits of Urban Area comprising Sardarshahar town and 2 other villages. While the four Sectors cover the total Urbanisable area where there will be strict control over development, the Peripheral control Zone represents the peripheral area around the Urbanisable limits where mainly regulatory measures shall be provided.

Central Sector/Zone

This Sector constitutes mainly the existing developed area upto Gaushalo and Choudhary well in the north, upto Gandhi Vidhya Mandir limit in the east, Subedar well, Dugar school and Old Gannan in the south and Raminagar bus in the west. This Sector covers an area of about 1180 acres and shall serve a population of 57,000 persons. The Fort, Clock Tower, Karva park, talash, railway station, bus stand and depot are the important landmarks. This Sector shall continue to perform the town level functions. The wholesale activities of grain, fruit and vegetable are proposed to be shifted from this area to the Wholesale markets proposed to be developed on the Bikaner road. A hospital, Govt. and Semi-Government offices, new site for bus stand near bus depot, Community center, a large size town level garden and stadium are proposed to be provided in
this sector including residential development to meet the housing requirements of this Sector.

It is located on the north of the central Sector and bounded by Rawatsar Road in the east and proposed by-pass in the north and west. It covers an area of about 1130 acres which shall meet the requirements of 35000 persons. It includes Regar bastee, Hajiyan bastee and Masjid. This Sector shall provide for a new industrial area, warehouses and godowns, truck terminal and a community centre to meet the requirements of the population of this area. New residential areas have been provided to meet the industrial housing and also general housing-needs have also been provided in this Sector.

It lies on the south of the existing developed area covering an area of 800 acres and to serve a population of 28000. The important land mark is the Dhounia well. The industrials area has already been notified by RIICO, Wholesale market yard, truck stand, stone and timber market, veterinary hospital and community centre are proposed in this Sector. Residential development has also been proposed to meet the housing requirements.

It lies on the eastern side of the central sector covering an area of 940 acres and shall meet the requirements of the institutional population of 5000 persons of this Sector. Most important land mark is the existing Gandhi Vidhya Mandir educational complex. Grid sub-station, Milk chilling plant and Block Development Office are also located in this Sector. This Sector shall fulfill all the future general as well as specialised educational needs of the town and will be a self sustained sector in all respects.

The peripheral control zone covers all the remaining areas lying between Urbanisable Area and the Urban Area. This zone shall be rural in character with agricultural, forestry and allied activities as its major use. This belt shall thus provide for the control of haphazard Urban growth in fringe areas of
the town. This shall also help in checking the dust storms through stabilisation of shifting sand dunes.

**RESIDENTIAL**

The Urban Area will provide for self contained communities in an hierarchical order to meet the community requirements at various levels. To promote a healthy environment in residential areas, sufficient areas under community facilities and parks and open spaces have been provided. To meet the present and future requirements of the town a total of about 17.75 acres of land have been provided for residential development which will give an average gross residential density of 71 persons per acre. Higher densities have been proposed near the work centres, whereas lower densities have been proposed at the fringe areas. For balanced development of the town and rational spatial distribution of housing, residential areas have been proposed near work centres like industrial area on the north and wholesale markets and industrial area in the south. The smallest community will be Mohalla or Housing Cluster consisting of 150 to 200 families. Four to five such clusters grouped together around some focal point such as a primary school and convenient shops with a small park shall form a planning unit containing population between 4,000 to 5,000 persons. Three to four such planning unit shall form a planning area with a population of about 15,000 to 20,000 persons. It shall have a secondary school, local shopping centre, a Public park etc. Two such residential areas shall constitute a sector covering a population of 30,000 to 40,000. Group housing or corporate development shall be undertaken for Government servants, Labourers and economically weaker sections of the society near work centres in the proposed high density residential areas.

Urban Renewal Programmes shall be undertaken for areas which have irregular and unplanned development. The unauthorised construction which has taken place towards south and north of the town shall need immediate attention of the concerned authority to check its further sprawl.
At present there is no problem of katchi basties at Sardarshahar. But with the increase in industrial and other economic activities, this problem is likely to arise. The provision of industrial housing and other facilities required for planned industrial development shall avoid growth and development of katchi basties in future.

Sardarshahar is an active centre for trade and commercial activities and it is expected that it will continue to grow as a principal commercial and distribution centre in future. It is expected that by 2006 A.D. as much as about 25% of the total working population i.e. nearly 11,400 workers would be employed in various business and commercial establishments. To meet the commercial requirements at various level of the society, three tiers are proposed to be provided in the plan:

1. Central Business Area (Town level)
2. Community Centre (Sector level)
3. Local Shopping Centre (Planning Unit or Local level)

To provide planned commercial and shopping facilities at various levels the Land Use Plan provides for about 163 acres of land for various commercial activities such as retail trade, wholesale Mandies and warehousing godowns etc. Table 9 gives the distribution of commercial areas at different levels of the hierarchy.

**TABLE 9**

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Type of Commercial Activities</th>
<th>Area in Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Central Business Area</td>
<td>11</td>
</tr>
<tr>
<td>2.</td>
<td>Community Centre</td>
<td>30</td>
</tr>
<tr>
<td>3.</td>
<td>Wholesale Market</td>
<td>58</td>
</tr>
<tr>
<td>4.</td>
<td>Ware House &amp; Godowns</td>
<td>50</td>
</tr>
<tr>
<td>5.</td>
<td>Others</td>
<td>14</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>163</strong></td>
</tr>
</tbody>
</table>

Commercial
Central Business Area

For various historical, traditional and economic reasons, the existing central business area would continue as a principal centre of retail and general business. This area consists of Aguna, Athuna, Utradha and Dakhnada bazars. There is hardly any scope of expansion for future development in this area. The shifting of existing wholesale activities from this area on the periphery of the town shall however, make the area available for proper use. Conversion of existing residential frontages along important bazars have also been taken into account. The total area under central business area shall come to about 11 acres.

Community Centre

With a view to decentralise the commercial activities and to avoid frequent visits to town centre, three community centres have been proposed for compact commercial development. These are one on Gandhi Vidhya Mandir road, second in the south of Dugar school and third on north side of the existing development. Each community centre will serve a population of about 30,000 to 40,000 persons and will have retail shops, commercial offices, hotels and restaurants, cinemas, service station, community hall and work shops etc.

**Table 10**

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Name</th>
<th>Location</th>
<th>Area in Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Central Community Centre</td>
<td>Near Police Thana</td>
<td>12</td>
</tr>
<tr>
<td>2</td>
<td>Northern Community Centre</td>
<td>Near Proposed Godowns</td>
<td>10</td>
</tr>
<tr>
<td>3</td>
<td>Southern Community Centre</td>
<td>South of Dugar School</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td><strong>30</strong></td>
</tr>
</tbody>
</table>

Whole Sale & Specialised Markets

There is no organised food and grain and vegetable market in Sardarshahar town. At present these are functioning in Utradha market, north of clock tower. About 48.0 acre of land has been proposed in the south of town on Bikaner road.
to be developed as a modern wholesale market. After development of the Mandi Yard wholesale transaction of grain as well as vegetable and fruits will be shifted to this place from its existing location in the heart of the town. This will relieve congestion to a considerable extent from the busy town centre. Although Sardarshahar is an important trading centre for Timber, but there is no organised market for the same. Thus about 10 acres of land has been specially earmarked for Timber and Stone market near industrial area in the south of the town. The stone mandi is also proposed to be shifted to this site. The Western bye-pass and the southern highway shall be available for direct access to this site facilitating easy movement of such goods form and to the town.

With the increase in wholesale commercial and industrial activities, need for storage facilities of food grains and fodder as buffer stock to meet any eventuality of this dry zone of Churu district shall also be necessary. At present the town does not have a single godown. Hence adequate provisions for these facilities have been made in the proposed land use plan. Two such sites have been proposed in the plan, one on Bikaner road between the proposed mandi and industrial area and the other on Rawatsar road near the proposed industrial area.

In addition to these, convenient shops will be provided in residential area when detailed schemes are prepared.

Though at present the Industrial sector is not so strong as compared to other economic sectors like trade and commerces and services, few industries have come up along railway line during the last decade (71-81). According to the declared Government industrial policy various incentives and facilities are being provided to promote industrial activities in the backward areas of the State. Accordingly industrial development is likely to take place here also. It is assumed
that the percentage of industrial workers shall increase gradually from 15.6% in 1981 to about 22% in 2006 and the number of workers in industrial activity shall increase from 2123 to about 10,000.

At present small scale industrial units are located near the railway station. All the public utilities and services can only be provided more efficiently to a group of industrial units in a planned industrial area. Two sites have been proposed for this purpose considering factors like availability of railway siding, wind direction, arterial and sub-arterial roads. One covering an area of about 71 acres in the south, on Bikaner road and the other covering an area of 105 acres in the north along Rawatsar road. A part of the area on the south has already been notified by RTICO for industrial development. House-hold & service industry may be permitted to operate within residential and commercial area. Their locations shall be determined carefully so that these do not generate any pollution and create nuisance, traffic hazards and problems of industrial waste disposal in residential areas.

At present five brick kilns are functioning adjacent to the already developed area of the town. These brick kilns get their raw material from outside, only manufacturing is done at these sites. Nevertheless, with the proposed development, these are proposed to be shifted in peripheral control belt area.

**GOVERNMENT AND SEMI-GOVERNMENT OFFICES**

At present administrative and Judicial offices are located in and around the Fort area. PHED, RSEB and PWD offices are located near railway station and Block Development office is located on Ratangarh road. Krishi Upaj Mandi Samiti and Sheep and Wool departments do not have their own buildings and offices near Fort have no space for expansion. Hence these are required to be shifted in the planned areas. In 1983 the total Govt. & Semi-Government employees were 3.4% of total workers i.e. above 470. Assuming this will
increase to 5% of the total workers, Govt. and Semi-Government employees will be about 2200 by the year 2006. Taking a density of about 70 to 100 employees per acre about 32 acres of land will be required by 2006 which has been provided on the east of the town.

Public parks and Open spaces are the ‘Lungs’ of the city, as they reflect to some extent the social and physical health of the people. A rational plan has therefore, been evolved for providing various type of recreational facilities at different level of the community i.e. local level, sector level and city level.

Sardarshahar lacks very much in Parks and open spaces. A new site for town level park has been proposed in the eastern part of the town. This will also include the Stadium. Sector parks of about 8 acres each have been proposed in southern and northern Sector. The Takai area will remain as an open space for public use. Two linear open space have been provided in the north and south sector to separate the residential areas from industrial and wholesale commercial activities.

Community facilities like education, medical, recreational have to be made available at various levels of the community to achieve the objectives of the Plan. A systematic distribution of all such facilities have, therefore, been made keeping in view the residential densities, local character of the area, the possibility for future expansion and availability of land.

The educational requirement for the year 2006 A.D. has been worked out on the basis of the educational policy of the Government. Estimated number of primary and Higher Secondary Schools required for the projected population of 1.25 lacs have been worked out as given below in Table No. 11.
<table>
<thead>
<tr>
<th>S. No.</th>
<th>Class/ Standard</th>
<th>Age Group (years)</th>
<th>Total School age children</th>
<th>Expected enrolment %</th>
<th>No. of Students</th>
<th>No. of schools required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Primary School (I-V)</td>
<td>6-11</td>
<td>11,550</td>
<td>80%</td>
<td>9,250</td>
<td>37</td>
</tr>
<tr>
<td>2.</td>
<td>Middle School (VI-VIII)</td>
<td>12-14</td>
<td>16,620</td>
<td>70%</td>
<td>11,534</td>
<td>20</td>
</tr>
</tbody>
</table>

(Source: T. P. O. Estimates.)
At present 8 Higher Secondary Schools and 6 Middle schools are existing. Due to lack of space with middle schools these will continue to function as middle schools, and not upgraded as secondary schools, three new sites for Higher Secondary schools have been proposed near residential areas and additional areas have been reserved for Bapa Sewa Sadan Higher Secondary school. Sites for Primary schools and Middle schools shall be earmarked while planning residential schemes.

The existing S.B.D. College on Ratangarh road and Girls College near Talai have been retained but additional area for S.B.D. College has been earmarked for its expansion. The land under Gandhi Vidhya Mandir measuring 940 acres on eastern side of Ratangarh-Rawatsar road and southern side of Bikaner road has been retained to satisfy all the future needs of the town. New colleges and other professional institutions will come up in this area. This will serve the population of the town as well as its hinterland. This shall continue to function as an important educational centre of the district.

A new Hospital site has been proposed in eastern part of the town. It would be a 150-200 bed hospital and would occupy an area of about 22 acres. This will meet the demand of the increased population and that of the surrounding villages. Two sites for primary health centres have also been proposed, one in the northern sector and another in the southern sector to serve these areas. The present hospital will continue to function and shall meet the requirements of the existing town area. The present veterinary hospital is running in a private building. A new site has been earmarked in the east of the proposed mandi yard.

Social cultural and religious activities are also necessary for the inhabitants of the town. Three centres for this purpose have been proposed in each sector and existing ones have been retained.
Other Community Facilities

Apart from educational, medical and recreational facilities a number of other community facilities like post & Telegraph office, Telephone Exchange, Police Station, Libraries, Community hall, club etc. are also required. Sufficient areas for these uses have been earmarked in each sector to meet the requirement of the people.

Cremation & Burial Grounds

The existing cremation and burial grounds located within the Urbanisable Area may be discontinued and these places shall be reserved as open spaces, as some of these contain Chhantaries. New Cremation & Burial grounds will be permitted in the peripheral control belt only.

Public Utilities

Water, sewerage and drainage and power are the essential needs of urban life. Without proper water supply an urban centre cannot flourish and without adequate drainage and sewerage system a healthy urban environment can not be ensured.

Water Supply

In 1983, average per capita consumption of water was only 80 liters (18 gallons) per day in the town. Gandhi Vidhya Mandir has its separate water supply arrangements. As, by 2006 the population of Sardarshahar is expected to be more than double, the demand for water supply shall proportionally increase. The main source of water supply is from local tube wells. New sources shall need to be explored as to cater to the anticipated need of the town. Public Health Engineering Department and Under Ground Water Board of the State Government should initiate investigations in this regard. Public Health Engineering Department may also draw up a comprehensive scheme, taking into consideration the water supply system, at present being run by Gandhi Vidhya Mandir. Average requirement will be about 135 liters (30 gallons) per capita per day.

Drainage & Sewerage

The drainage of Sardarshahar is the result of piecemeal construction of Nallas which are constructed from time to time. No regular scheme has been drawn. The result is a
total chaos. The open drains have further affected the road widths and thereby general circulation of the town. Public Health Engineering Department of the State shall, therefore have to prepare an integrated Drainage and Sewerage Plan for the total urbanisable area of Sardarshahar in the context of Land Use Plan. It shall take into account the phases of development in different directions so that investment can be made in stages. General slope of the town is towards south and east. Sites for sewerage treatment plant shall, therefore be required in these directions. The exact location of the plants shall be finalised in consultation with Public Health Engineering Department.

A 33 K.V. Grid sub-station has been established in Gandhi Vidiya Mandir area. It receives power from Chambal as well as Bhakra grid system. One 132 K.V. line also passes through eastern side of the town. With the development of the town there will be more demand for power, for the activities in different sectors of economy. It is expected that adequate power would be available to the town to meet its future requirement from both sources. Rajasthan State Electricity Board should work out a phased Programme of power supply in conformity with the Land Use Plan.

Circulation Plan for Sardarshahar has been evolved as an integrated part and complementry to the Land Use Plan so as to provide for an efficient system for movement of people, goods and services. A hierarchical system of roads has been worked out for direct movement of people and goods around and within the urbanisable area. The proposed arterial and sub-arterial roads shall provide direct linkages to and between different functional areas whereas the major roads shall provide access to the different residential areas and work centres. All these form part of the major circulation system. A bye-pass road on the western edge of the town all along the railway line linking Bikaner road on the south and Rawasur road on the north is proposed to facilitate movement of
through traffic. This bye-pass road shall also link the two major work centres of the town located on the northern and southern side of the town. There shall be feeder roads, Collector Streets, residential streets and loop streets. These shall be planned while detailing out the sector plans and schemes.

Roads from Bikaner to Delhi and Rawatsar to Ratangarh shall continue to be the major link of the town with its hinterland and other parts of the state. The existing bye-pass of S. H. No. 6, link road between Rawatsar road and Bikaner road and Ratangarh-Rawatsar road will be the main arterial roads of the town of about 150’ width. The standard right of ways of the various roads in the hierarchy of the circulation plan are given in Table below:

**TABLE : 12**

**Road Standard—Sardarshahar—2006**

<table>
<thead>
<tr>
<th>Type</th>
<th>Right of way</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial road/State Highway/Bye-pass</td>
<td>120’ to 150’</td>
</tr>
<tr>
<td>Sub-Arterial Road</td>
<td>100’ to 120’</td>
</tr>
<tr>
<td>Major Road</td>
<td>80’ to 100’</td>
</tr>
<tr>
<td>Other important Roads</td>
<td>60’ to 80’</td>
</tr>
</tbody>
</table>

**Road Widening & Improvements**

As a matter of policy all existing roads which have been visualised as arterial, sub-arterial and major roads in the Land Use Plan shall have the standard right of way, wherever possible. At places where widening is not possible or involves large scale demolition of good structures, slightly lower standard may be adopted. All future road developments shall, however, conform to the circulation plan as incorporated in the Land Use Plan, so that most of the road network is implemented through annual development programmes. All important missing links shall be taken up for construction as an immediate programme so that extraneous traffic could easily be diverted on to the peripheral roads.

**Road Intersections**

One of the important factors hindering the free flow of traffic within the developed area is congestion and delay caused by
improper or faulty layout of the road intersections. Proper design of all road intersections is therefore, very important. All major road intersections shall be examined and redesigned wherever it is found essential.

Existing Bus stand is in the congested area. Bus Depot has come up in front of Police Thana, a little east of bus stand. The new bus stand has been proposed adjacent to the existing bus depot. Bus stand and bus depot cover an area of about 15 acres. The new bus stand site will be easily accessible to the town population through major east-west roads of the town. At present there is no Truck Terminal in Sardarshahar. As traffic in Sardarshahar is likely to increase, two sites for Truck Terminal have been proposed, one to the south of proposed warehousing and godowns area on Rawatsar road, the other near industrial area on Bikancer road. This will avoid any truck traffic or parking inside the town.

The Regional plan of Indra Gandhi Canal Region proposes to connect Sardarshahar with Hanumangarh by railway line. Hence extension of Ratangarh-Sardarshahar railway line has been proposed and sufficient land has been reserved for railway yard and Colony.

An area of about 175 acres adjacent to the existing developed area of the town on Rawatsar road has been kept reserved because of the existing plantation in this area and it is proposed to preserve the same as woodlands.

Control of the development activities outside the proposed Urbanisable Area of the Land Use Plan is essential for the success of the Plan and for guiding the development in and after the plan period. The areas immediately outside the proposed urbanisable areas are vulnerable for unauthorised development. To have proper control over this area sufficient area consisting of Sardarshahar and 2 revenue villages has been proposed as peripheral control belt.
RURAL SETLEMENTS

Selected villages, lying within the peripheral control belt but outside the Urbanisable Area, shall have to be developed to strengthen the rural economy. This shall envisage some degree of control on the use of land in this rural zone. In the absence of any restrictions, people are likely to build within this area in an indiscriminate manner which would not only spoil the rural countryside but may also lead to haphazard and sub-standard urban sprawl outside the Urbanisable Area and along highways. This shall defeat the whole objective of compact and organised urban development. Important rural settlements, shall therefore, be identified and developed as "Urban Villages" and the desired facilities developed therein to provide work opportunities within the rural areas. In order to regulate the development in peripheral control belt, uses like woodlands, forestry for sand dune stabilisation, cultivation, nurseries, orchards, dairies, poultries may be allowed. The rural oriented economic activities shall help stabilise rural economy.
Plan Implementation

Preparation of a Plan for Sardarshahar town, is not the end of the Planning process. It is rather the beginning of an effort to make the town a better place to live and work. Once the Plan has been sanctioned by the Government, it legally comes into operation and the implementation of various provisions of the Master Plan assume greater importance.

The best way to make the Plan realistic is to make a forceful attempt to translate the Plan into practice. Most of the Plans have failed, not because they were unrealistic, but because no conscious attempt was made to implement these with instant faith in the ultimate realisation. Plan implement-
tation involves activities, that translate the Plan into action, that execute rather than conceive. It involves all acts and actions by Public Authorities and private agencies, which are required to yield in definite form, the results which the sanctioned Plan contemplates.

It requires both Regulatory and Developmental activities. Successful implementation depends upon legal provisions, administrative organisation, technical guidance and financial resources backed by active participation and support of the citizens, who must make conscious efforts in making Sardarshahar town more attractive for living and working.

EXISTING FRAMEWORK

The existing local authority, i.e., the Sardarshahar Municipal Board has been constituted under Rajasthan Municipal Act, 1959. This Act does not give powers to control development in the entire Urban Area to the Municipal Board. Development and Regulatory activities of the Municipal Board are restricted within Municipal limits. There are a number of other public agencies in Sardarshahar which undertake development in the areas under their jurisdiction but according to their own rules, regulations and standards. Municipal Board, Railways, Rajasthan Public Works Department, Rajasthan Public Health Engineering Department, RHICO, Rajasthan Agricultural and Marketing Board, are some of the important development agencies in Sardarshahar town which need better coordination.

This fragmented approach has created serious problems in regulating development, coordination and proper enforcement. Co-ordination both during planning as well as implementation stage is vital for the success of any development Plan. The Municipal Board should be vested with sufficient powers to function as the single developing and coordinating body to look after all development activities of the town. Adequate technical know how and financial assistance shall have to be provided to the Board.
Development of a town in the ultimate analysis, depends on the hopes and aspirations of the people. For the speedy realisation of the Master Plan objectives, it is important to have the fullest cooperation of the citizens. No plan can ever be successful without the active participation of the people for whose benefit and well being it is evolved.

A Master Plan is only a picture of likely opportunities for developing a town and can be realised provided energetic efforts are made to implement it. A rational or a practical approach has been evolved while preparing the draft Master Plan of Sardarshahar. Minimum dislocation of the existing uses has been aimed at. Moderate level of facilities and services, which are considered just sufficient, have been sought to be provided for. The Plan has been prepared with the express desire for the betterment of town facilities, increasing public amenities and making Sardarshahar a healthier place to live in.
APPENDIX ONE

THE RAJASTHAN URBAN IMPROVEMENT ACT, 1959

CHAPTER II

MASTER PLANS

3. Powers of State Government to order preparation of Master Plan:—

(1) The State Government may, by order, direct that in respect of land for any urban area in the State specified in the order, a civic survey shall be carried out and a Master Plan shall be prepared, by such officer or authority as the State Government may appoint for the purpose.

(2) For the purpose of advising the officer or authority appointed under sub-section (1) for the preparation of the Master Plan, the State Government may constitute an advisory council consisting of a Chairman and such number of other members as the State Government may deem fit.

4. Contents of Master Plan—The Master Plan shall—

(a) define the various zones into which the urban area for which the plan has been prepared may be divided for the purposes of its improvement and indicate the
manner in which the land in each zone is proposed to be used, and

(b) serve as basic pattern of framework within which the improvement schemes of the various zones may be prepared.

5. Procedure to be followed: —

(1) Before preparing any Master Plan officially the officer or authority appointed to prepare it shall publish a draft of the Master Plan by making a copy thereof available for inspection and publishing a notice in such form and manner as may be prescribed by rules made in this behalf inviting objections and suggestions from every person with respect to the draft Master Plan before such date as may be specified in the notice.

(2) Such officer or authority shall also give reasonable opportunity to every local authority within whose local limits any land touched by the Master Plan is situated to make any representation with respect to the Master Plan.

(3) After considering all objections, suggestions and representations that may have been received, such officer or authority shall finally prepare the Master Plan.

(4) Provisions may be made by rules made in this behalf with respect to the form and contents of a Master Plan and with respect to the procedure to be followed and any other matter in connection with the preparation of the Master Plan.

6. Submission of Master Plan to Government: —

(1) Every Master Plan shall, as soon as may be after its preparation, be submitted to the State Government for approval in the prescribed manner.
(2) The State Govt. may direct the officer or authority appointed for the preparation of a Master Plan to furnish such information as it may require for the purpose of approving any Master Plan submitted to it under this section.

(3) The State Govt. may either approve the Master Plan without modifications or with such modifications as it may consider necessary or reject it with directions for the preparation of a fresh Master Plan.

7. Date of operation of Master Plan:—

Immediately after a Master Plan has been approved by the State Govt., it shall publish in the prescribed manner a notice stating that the Master Plan has been approved and naming a place where a copy of the same may be inspected during office hours, and upon the date of the first publication of the aforesaid notice, the Master Plan shall come into operation.
राजस्थान नगर सरकार श्रीभवन, 1959 (राजस्थान श्रीभवन संविधा 35 तथा 1959 की धारा 3 की श्री धारा (1)) के अनुसार प्रदेश सरकारों का स्वायत्त नहीं करती हुए राजस्थान सरकार नगर शहर नियोजक एवं वास्तुविद्य मंत्री, राजस्थान जनप्रति शहर के निम्न वर्णित अधिकार के में लिखित नहीं करने एवं बाल्य श्लोक 'स्वायत्त' करने हेतु नियुक्त करती है।—

<table>
<thead>
<tr>
<th>नं.</th>
<th>ग्राम का नाम</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>हरियासर पहड़ीताल</td>
</tr>
<tr>
<td>2.</td>
<td>उड़माड़ शेडम</td>
</tr>
<tr>
<td>3.</td>
<td>सरदार शहर</td>
</tr>
</tbody>
</table>

राजस्थान की ओर से
है।
(एच० डी० सांपर्क)
उप शासन सचिव
APPENDIX THREE

राजस्थान सरकार

नगरीय विभाग परंपरा नियमीय निर्देश

कार्यक्रम : व. 10 (2) नविना/84
समय, दिनांक : 21-9-89

शुभिषुकता

राजस्थान क्षेत्र युवा वालिकावाद, 1959 के अभीत वलोके प्रेम राजस्थान तम्र पुस्तक (रामकथा) नियम, 1962 के नियम 4 के साथ पाठल उक्त प्रविष्टिक नियम का तह 7 के शुभिषुकता में इसके द्वारा यह नियम दिया जाता है कि राजस्थान सरकार ने गिनतीलिखित दो बंटों के बारे में निर्देश दिए जब सरकार नामक व्यक्ति का यूजरोत्सव दर्शाया जाना है।

श्रेष्ठ का नाम

"इस विभाग की समस्तता श्रेष्ठक हिमातनन्द 5-9-84 के द्वारा वथा
वांछित परंपरा बहुत, नगरीय श्रेष्ठ।"

इस मास्टर ज्ञान की प्रति का गिनतीलिखित नवर पाठिका, सरकार शहर के कार्यालय में किसी भी कार्य विभाग की कार्यालय में किया जा शकता है।

राजस्थान के प्रतीक भवन,

हृदी-भाव
(प्रॉक्ट वर्मा)
प्रत्यक्ष वर्मा
राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक :- प.10(2) नविवा / 3/84

अधिसूचना

इस विभाग की अधिसूचना क्रमांक प.10(2)नविवा / 84 दिनांक 21.09.1989 द्वारा र. वा सरकार से अनुमोदित सरदार शहर मास्टर प्लान जिसका स्थितिज वर्ष 2006 था का स्थितिज वर्ष 2016 तक बढ़ाया जाता है। यह मास्टर प्लान इस विभाग की समस्त संख्यक अधिसूचना दिनांक 05.09. 984 के द्वारा अधिसूचित सरदार शहर नगरीय क्षेत्र के लिए लागू होगा।

राज्यपाल की आज्ञा से

(शिवकुमार शभ्य)
शासन उप सचिव

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित हैं :-

1. अधीक्षक, राज्य केंद्रीय गुट्रणालय, जयपुर को भेजकर लेख है कि इस अधिसूचना को राजपत्र के असाधारण अंक में प्रकाशित कर एक प्रति इस कार्यालय को मिल्ज़ाने का श्रम करें।
2. मुख्य शासन सचिव, राजस्थान विभाग, राजस्थान, जयपुर।
3. मुख्य नगर नियोजक, राजस्थान, जयपुर को उनके पत्र क्रमांक डीपीआर 1115 / एमपी / सरदार शहर / 15808 दिनांक 22.12.2006 के संदर्भ में सूचनार्थ।
4. जिला कलेक्टर, चूर।
5. अधिशासी अधिकारी, नगर पालिका, सरदार शहर।
6. रक्षित पत्रावली।

| 21/3/07 |

(दिलीप सिंह बारेल) उप नगर नियोजक